

IN RE: PETITION FOR VARIANCE
SW/S Manns Avenue, 280' W of
the c/l of Harford Road
(2943 Manns Avenue)
9th Election District
5th Councilmanic District

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-148-A

Cardinal William H. Keeler, Roman
Catholic Archbishop of Baltimore *
(a corporation sole) - Petitioner

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for that property known as 2943 Manns Avenue, located in the vicinity of Harford Road near its intersection with the Baltimore Beltway (I-695) in Overlea. The Petition was filed by the owner of the property, Cardinal William H. Keeler, Roman Catholic Archbishop of Baltimore, through Thomas N. Biddison, Jr., Esquire, attorney for the Petitioner. The Petitioner seeks relief from Section 1B01.2.C.1.a of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing, non-residential church structure with a front yard setback of 24 feet and interior side yards of 8 feet each in lieu of the required 40 feet and 20 feet, respectively. The subject property and relief sought are more particularly described on the site plan submitted which was marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Monsignor A. Thomas Baumgartner and Joyce K. Becker, who appeared on behalf of the Roman Catholic Archbishop of Baltimore, property owner, George E. Gavrellis, Professional Engineer with Daft-McCune-Walker, Inc., and Thomas N. Biddison, Jr., Esquire, attorney for the Petitioner. Appearing as Protestants in the matter were Eva M. Wolf, Ruth C. Jacobs, and Dolores E. Stres, all residents of Manns Avenue.

ORDER RECEIVED FOR FILING

Date

By

Testimony and evidence offered revealed that the subject property consists of a gross area of 0.16 acres, zoned D.R. 5.5, and is improved with a two-story structure which was previously used as a caretaker's residence for the St. Ursula Roman Catholic Church. The property is a long, narrow lot which fronts Manns Avenue, a small residential street in Overlea. The property sits immediately to the rear of a larger tract of land also owned by the Roman Catholic Church which is utilized as the campus of the St. Ursula School. This larger tract is split zoned R.O. and D.R. 5.5, with the R.O. portion of the site located immediately adjacent to Harford Road, and the D.R. 5.5 zoned portion of the site located towards the rear of the property, adjacent to the subject site. The school building is located on the front portion of the larger tract (R.O.) with a parking area located on the rear portion of the property (D.R. 5.5).

The subject property was acquired by the Petitioner in 1987. Originally, it was utilized as a caretaker's residence; however, the Petitioner proposes to convert the building to better serve the needs of the School and St. Ursula's Church on the adjacent property. The first floor of the building will be used to provide a meeting space for the Church and School and related activities. The second floor will provide office space and a library. The basement will be used for storage needs. As noted above, the subject building was originally used as a caretaker's residence and was no doubt built many years ago. The building maintains a 24-foot setback to the front property line and an 8-foot setback on both sides, which is consistent with other properties in the area. It is to be noted that other properties along Manns Avenue are devoted exclusively to residential uses.

ORDER RECEIVED FOR FILING

Date

By

Mr. Gavrelis testified that when he was initially retained by the Petitioner, he investigated the proposed use of the property to determine if same was in conformance with the B.C.Z.R. After reviewing the regulations, he concluded that the proposed use is permissible, pursuant to Section 1B01.1.A.3 of the B.C.Z.R. which allows churches, other buildings for religious worship or other religious institutions as uses permitted by right in all D.R. zones. I concur in this assessment, in that the property will be utilized as part of the larger Church/School activities which occur on the adjacent properties. Having concluded that the use was permitted, attention was next turned by Mr. Gavrelis to the zoning relief requested. As noted above, the front and side yard setbacks are deficient according to the zoning regulations. This deficiency is not caused by any new or proposed construction. Instead, it is clear that the building was constructed prior to the adoption of the current setback standards. The change of the use of the building from strictly residential to the proposed use requires the Petitioner to seek the variance relief set forth herein or strict compliance with the zoning regulations.

As to the requested variance relief, Mr. Gavrelis testified that the Petitioner would suffer practical difficulty or unreasonable hardship if the requested variances were denied. He particularly observed the fact that the lot is very narrow and strict adherence to the side yard setback requirements would render the lot undevelopable. That is, the lot is of such minimal dimensions that it would not be able to support a building if the 20-foot side yard setbacks were maintained. Strict adherence with the front yard setback requirement would also unduly cramp any building area and necessitate a relocation of the building towards the rear of the lot.

Testimony from Monsignor Baumgartner clarified the proposed use of the building. He indicated that the office of the Youth Minister would be located on the second floor of the building and testified that small staff and group meetings would be held on the first floor. He indicated that these meetings would be during the day or early evening hours and will not be inconsistent with Church activities. He indicated that the existing Church and School facilities are extremely cramped and that utilization of this building for the proposed purposes is the only practical alternative available to the Church to alleviate this overcrowding.

For their part, the Protestants who appeared expressed concerns primarily over parking. Apparently, the parking situation in this neighborhood is difficult already. They fear that any increase in traffic would worsen an already difficult situation.

Although I am appreciative of these concerns, they do not relate precisely to the issue presented. This property is not being rezoned. The proposed use of the site is consistent with prior uses and is permitted by right under the B.C.Z.R. The more narrow issue before me is whether variance relief should be granted from the strict adherence to the front and side yard setback requirements.

Upon due consideration of the testimony and evidence presented, I am persuaded that relief should be granted. The uniqueness of the lot which supports this grant is its shape and size. Strict adherence to the setback requirements is not possible. It need be emphasized that the Petitioner does not propose any additional construction or exterior alterations to the subject building and property. The square footage of the building will remain the same. I am also persuaded that a grant of this variance is consistent with the property's zoning classification and that

the maintenance of existing setbacks will not detrimentally affect surrounding properties. Thus, the variance relief should be granted.

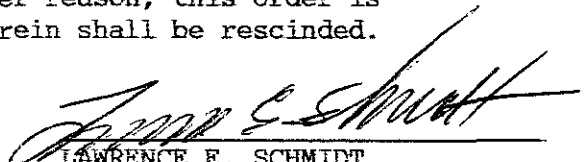
As to the Protestants' concerns, I am appreciative of same and trust that the parties can work towards a resolution of the traffic difficulties which afflict this neighborhood. However, those issues are not relevant to the setback standards and whether variance relief should be granted in that regard.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 5th day of December, 1995 that the Petition for Variance seeking relief from Section 1B01.2.C.1.a of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing, non-residential church structure with a front yard setback of 24 feet and interior side yards of 8 feet each in lieu of the required 40 feet and 20 feet, respectively, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

LES:bjs


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

December 5, 1995

(410) 887-4386

Thomas N. Biddison, Jr., Esquire
Gallagher, Evelius & Jones
Park Charles Building, Suite 400
218 N. Charles Street
Baltimore, Maryland 21201

RE: PETITION FOR VARIANCE
SW/S Manns Avenue, 280' W of the c/l of Harford Road
(2943 Manns Avenue)
9th Election District - 6th Councilmanic District
Cardinal William H. Keeler, Roman Catholic Archbishop of Baltimore
(a corporation sole) - Petitioner
Case No. 96-148-A

Dear Mr. Biddison:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Monsignor A. Thomas Baumgartner
St. Ursula Roman Catholic Congregation, Inc.
8801 Harford Road, Baltimore, Md. 21234

Ms. Joyce K. Becker
9311 ThorneWood Drive, Baltimore, Md. 21234

People's Counsel; File





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

96-148-A

2943 Manns Avenue

which is presently zoned

DR 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1B01.2.C.1.a to permit an existing, non-residential church structure to have a front yard of 24 feet and interior side yards of 8 feet in lieu of the respectively required 40 feet and 20 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

The existing building was purchased by St. Ursula Roman Catholic Congregation, Inc. (hereinafter "St. Ursula Parish") and was built well before current zoning standards became effective. The east side yard the the back yard adjoin property already owned by St. Ursula Parish. The current facility is unable to meet the space needs of St. Ursula Parish for its religious and school activities. Strict compliance with setback requirements would create a genuine condition of practical difficulty.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

Thomas N. Biddison, Jr.

(Type or Print Name)

Signature

Gallagher, Evelius & Jones
Park Charles Bldg., Suite 400

Address

218 N. Charles Street

Phone No.

City

Baltimore,

State
MD

Zipcode
21201

(410) 727-7702

Printed with Soybean Ink
on Recycled Paper

We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s): Cardinal William H. Keeler,
Roman Catholic Archbishop of Baltimore, a corporation sole

(Type or Print Name)

Signature

(Type or Print Name)

Signature

c/o St. Ursula Roman Catholic Congregation, Inc. 8801 Harford Rd.

Address

Phone No. (410) 661-0600

Baltimore, Maryland 21234

City

State

Zipcode

Name, Address and phone number or representative to be contacted.

Joyce K. Becker (410) 602-7423

Name

9311 Thornewood Drive

Address

Baltimore, Maryland 21234

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

R.T.

DATE

10-6-95

ITEM # 150

ORDER RECEIVED FOR FILING

Date

By

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

ITEM No. 50

DATE 10-6-95 ACCOUNT R-001-5150

96-148-A

AMOUNT

\$ 265.00

RECEIVED
FROM:

020-VAR-# 250.00
080-SIGN-# 35.00

FOR:

2942 MANN'S AVE.

00000000000000000000
PA 000000000000000000

1035.00

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 150 Cardinal William H. Keeler, Roman Catholic
Petitioner: Archbishop of Baltimore, a corporation sole
Location: 2943 Manns Avenue

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Rev. Msgr. A. Thomas Baumgartner

St. Ursula Catholic Church

ADDRESS: 8801 Harford Road

Baltimore, MD 21234

PHONE NUMBER: (410) 661-0600

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will

hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows.

Case #96-148-A
(Item 150)

2943 Manns Avenue
St. Ursula Resource Center
SW of Manns Avenue, 280' W
of c/ Harford Avenue
9th Election District
8th Councilmanic

Legal Owner(s):
Cardinal William H. Keeler, RC
Archbishop of Baltimore
Hearing: Wednesday, November 15, 1995 at 2:00 p.m. in Rm. 106, County Office Building.

Variance: to permit an existing, non-residential church structure to have a front yard of 24 feet and interior side yards of 8 feet in lieu of the respective required 40 feet and 20 feet.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible for special accommodations. Please Call 887-3353.

(2) or information concerning the file and/or Hearing, Please Call 887-3391.

10/23/95 Oct. 19.

CERTIFICATE OF PUBLICATION

TOWSON, MD., 10/23, 1995

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 10/19, 1995.

THE JEFFERSONIAN,

A. H. Enid
LEGAL AD. - TOWSON

TO: PUFFOXTENT PUBLISHING COMPANY

October 19, 1995 Issue - Jeffersonian

Please forward billing to:

Rev. Msgr. A. Thomas Baumgartner
St. Ursula Catholic Church
8801 Harford Road
Baltimore, MD 21234
661-0600

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-148-A (Item 150)
2943 Manns Avenue
St. Ursula Resource Center
SW of Manns Avenue, 280' W of c/l Harford Avenue
9th Election District - 6th Councilmanic
Legal Owner: Cardinal William H. Keeler, RC Archbishop of Baltimore

Variance to permit an existing, non-residential church structure to have a front yard of 24 feet and interior side yards of 8 feet in lieu of the respectively required 40 feet and 20 feet.

HEARING: WEDNESDAY, NOVEMBER 15, 1995 at 2:00 p.m. in Room 106, County Office Building.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

November 9, 1995

Thomas N. Biddison, Jr., Esquire
Gallagher, Evelius & Jones
Park Charles Bldg., Suite 400
218 N. Charles Street
Baltimore, MD 21201

RE: Item No.: 150
Case No.: 96-148-A
Petitioner: Cardinal Wm. H. Keeler

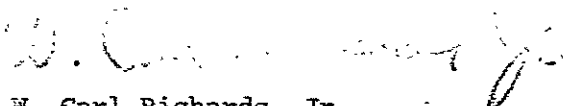
Dear Mr. Biddison:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on October 6, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,


W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZADM

DATE: 10/26/95

FROM: DEPRM
Development Coordination

SUBJECT: Zoning Advisory Committee
Agenda: Oct. 16, 1995

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: Rev. #129

Rev. 95-301

145

147

148

150 ✓

151

4

LS:sp

LETTY2/DEPRM/TXTSBP

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: Oct. 20, 1995
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief ^{RWB/DAK}
Development Plans Review

RE: Zoning Advisory Committee Meeting
for October 23, 1995
Items 129, 148, 150 and 151 3

The Development Plans Review Division has reviewed
the subject zoning items and we have no comments.

RWB:sw

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 10/18/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF OCT. 18, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 145, 147, 148, 149,
150 and 151. 5

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



B A L T I M O R E C O U N T Y , M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
 Permits and Development
 Management

DATE: October 12, 1995

FROM: Pat Keller, Director
 Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 145, 148 and 150

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Jeffrey W. Long

Division Chief:

Edmund L. Kerns

PK/JL



**Maryland Department of Transportation
State Highway Administration**

David L. Winstead
Secretary
Hal Kassoff
Administrator

10-16-95

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 150 (RT)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for *Bob Small*
Ronald Burns, Chief
Engineering Access Permits
Division

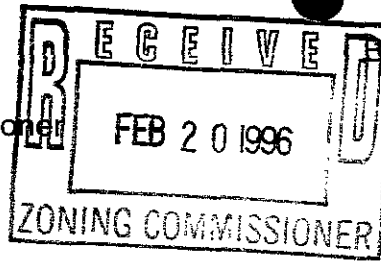
BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Lawrence E. Schmidt, Zoning Commissioner
for Baltimore County
Towson, MD 21204



2950 Manns Ave.
Baltimore, MD 21234
February 12, 1996

Dear Sir:

We were present at a Hearing on November 15, 1995 at 2:00 PM Re:96-148-A

In order to be advised when you reached your decision, which would be within 30 days from date of Hearing, we were told to write our names and addresses on a sheet of paper, which we did, and it was turned over to you at the end of the Hearing.

When it became evident that we should have heard, Mrs. Wolf called the county and was told that your decision to approve was dated December 5, and we should have been advised. Also, when we made a request for copies of the decision, we found that we had 30 days from date of your approval to appeal. Since we never received any notice, we could not appeal.

It was a real lesson for us to be at this Hearing. We were led to believe that it was an effort in futility since the Petitioners had such professional people behind the matter, that actually we were wasting our time and theirs. Obviously, the results prove this. In fact, Mr. Biddison advised you the whole matter would be over in 15 minutes. We hardly had a chance to make our points - that the use of 2943 had already changed from July, 1994 when it was a Youth Center, to a rush neighborhood meeting in July, 1995 at which time we were advised it was a Mission House. On the drawings it was titled "Resource Center".

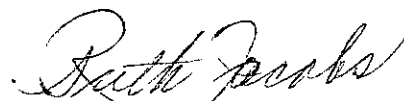
As you have pointed out, parking is a real concern to adjacent neighbors. To change a residential parcel which provides two to three parking spaces to a "Resource Center", which accommodates twenty-five (25) persons is quite a stretch. The engineer proposes to take care of this change by painting lines on an existing driveway! We understand that the proposal was not supposed to address school parking. When Monsignor Baumgartner was asked to improve this situation, he threw up his hands and ignored the inconvenience to the neighbors. We are afraid he has the same attitude about the "Resource Center". The question is, is Manns Avenue an extension of St. Ursula's parking lot? If so, we should receive a break in our taxes. Businesses must provide adequate parking, why not a church-owned building?

We intend to monitor the situation at 2943 Manns Avenue very carefully to be sure that the restrictions put on the exterior and use of this property are at no time abused.

Sincerely,


Mrs. Eva Wolf


Mrs. Dolores Stres


Mrs. Ruth Jacobs

Case #96-148-A

Zoning Meeting Nov. 15 2 PM

D Why is it necessary to have this property rezoned since it has been used for church related activities for a year?

A We are a residential neighborhood - what will 2943 Manns be designated under this change (R.O. to ?)

B. Has this building been used without proper zoning ?

2. Parking is a great concern in our area. This is caused by the great numbers of transported children to St. Ursula's School, as well as the numerous employees and volunteers. The school

has very few parking spaces. At this time they depend on St John's lot and street parking on Manns Ave. Will 2943 have sufficient parking for non residential use? No daytime parking now for property owners, must we also be concerned about evening parking?

3.) How many people will this building accommodate? Will a limit be imposed - we were told up to 25 people - do you agree?

4.) We came away ~~from~~ from a July meeting

with the impression that
actually they could do
what they wished since
it is church owned.
Unless St. Ursula intends
to purchase all of the
properties in the area
we would like to have
the integrity of the
neighborhood preserved.

If any other changes
are made we would like
proper notice. It is a
great concern that once
the structure is rezoned
it could also be restructured.

E. M. Wolf
2950 Manns Ave.
Baltimore, MD 21234

668-7994

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Msgr. A. Thomas Baumgartner

8801 Havford Rd. 21234

George E. Goyette

DMW

Joyce K. Becker

9311 Thornewood Dr. 21234



PLEASE PRINT CLEARLY

CITIZEN SIGN-IN SHEET

NAME

ADDRESS

Lara M. Wolf
Ruth C. Jacobs
Dolores G. Strus

2950 Manns Ave.
2948 Manns Ave.
2930 Manns Ave.

